

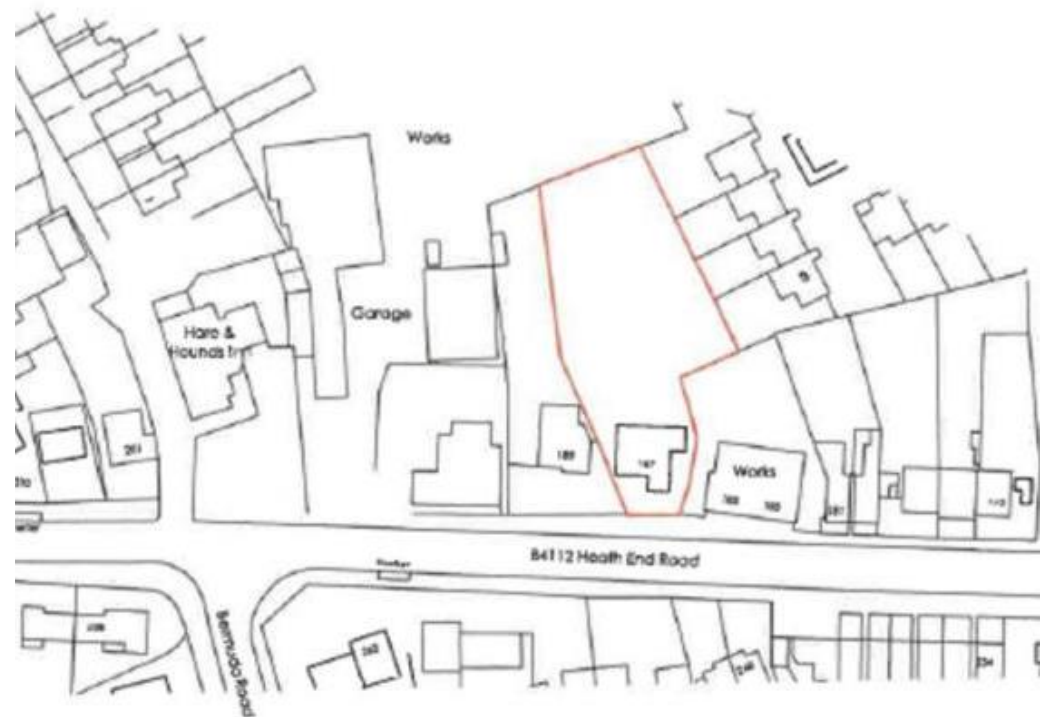
FOR SALE

Heath End Road Nuneaton, CV10 7JB

Purchase Price: £350,000

Area: 0.29 acres

- Planning Consent For Ten Apartments
- Existing Four Bedroom Bungalow On Large
- Popular Location



LOCATION:

The subject property occupies an infill site in an area of mixed predominantly residential development on the southern outskirts of Nuneaton having frontage directly onto the B4112 Heath End Road which leads through to the A444 Bedworth By-Pass with connection south to the M6 Motorway at Junction 3 which is approximately three miles distant.

Local shops, schools and bus service are all readily accessible and Nuneaton Town centre itself is approximately one and a quarter miles distant.

The George Eliot Hospital is also close by.

DESCRIPTION:

Freehold residential development site occupying a site of 0.29 acres. Planning consent for ten apartments in two 2-storey blocks.

The property comprises an existing traditional four bedroomed bungalow standing on a large plot and now with detailed planning consent for the demolition of the bungalow and for the erection of two 2-storey blocks of contemporary styled apartments. The approved development comprises ten units in total and all of a good size with potential for a re-design (subject to planning) to provide for a mixed scheme of one

bedroomed, two bedroomed and potentially three bedroomed apartments which would particularly suit investor purchasers given the close proximity of the site to the George Eliot Hospital. Alternatively the proposed new units are likely to appeal to owner/occupiers given the convenience of the location.

PLANNING:

On 18th September 2017 detailed planning consent was granted for the erection of ten apartments in two 2-storey blocks at this address, along with associated site access and landscaping to include the demolition of the existing bungalow (Ref. 034568).

A copy of the Planning Decision Notice setting out the conditions attached to the current consent is attached to these particulars along with copy working drawings for illustrative purposes only.

The approved scheme provides for 9 units - 4 one bedroom apartments, 5 two bedroom apartments and 1 two bedroom duplex apartment.

LOCAL AUTHORITY:

Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
NUNEATON
Warwickshire CV11 5AA
Tel: 024 7637 6376

SERVICES:

TBC

TERMS:

The property is available freehold with vacant possession. Currently the property is occupied by a friend of the owner on informal terms with no rent passing but vacant possession will be available and delivered on completion. Offers are invited based on £350,000 for the freehold with vacant possession.

LEGAL COSTS:

Each party is to be responsible for their own legal costs.

VAT:

TBC

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **coventry.commercial@loveitts.co.uk**